

## 11 Station Road, Shirehampton, Bristol, BS11 9TU

Sold @ Auction £160,000



- For Sale By Public Auction
- Wednesday 29th November
- All Saints Church, Clifton, BS8 2HY
- Weekly Set Viewings
- Download Online Legal Packs
- FEBRUARY 2018
- REQUIRES UPDATING
- SOLD WITH VACANT POSSESSION
- HUGE POTENTIAL
- SCOPE FOR RESI CONVERSION STP

Hollis Morgan - A Freehold MIXED USE property ( 1955 Sq Ft ) comprising RETAIL UNIT and ancillary accommodation suitable for RESIDENTIAL CONVERSION ( stp ) - REQUIRES MODERNISATION

# 11 Station Road, Shirehampton, Bristol, BS11 9TU

## Accommodation

### FOR SALE BY AUCTION

\*\*\* SOLD @ HOLLIS MORGAN FEBRUARY AUCTION \*\*\*

GUIDE £80,000 +++  
SOLD @ £160,000

LOT NUMBER 30  
Wednesday 21st February 2018  
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY  
Legal packs will be available for inspection from 18:00.  
The sale will begin promptly at 19:00

### PRE AUCTION OFFERS

On this occasion the vendor will NOT be seeking pre auction offers.

### SOLICITORS

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### ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge. Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password. Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them. You will be automatically updated by email if any new information is added. \*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

### THE PROPERTY

A vacant Freehold mid terraced mixed use property arranged over two floors plus basement. The ground floor is arranged as a retail lock up shop with kitchen etc to rear plus enclosed rear garden and undeveloped basement area whilst the first floor provides three large rooms and independent access from Station Road.

### LOCATION

Station Road is situated in a quiet residential neighbourhood located within the popular suburb of Shirehampton. The local High Street is within easy walking distance and offers an abundance of local amenities and services. The A4 Portway provides excellent transport links both back into Bristol City Centre or for the M5 Motorway Network & Shirehampton Railway Station is less than a mile away.

### THE OPPORTUNITY

REQUIRES MODERNISATION

The property is sold with vacant possession and now requires modernisation.

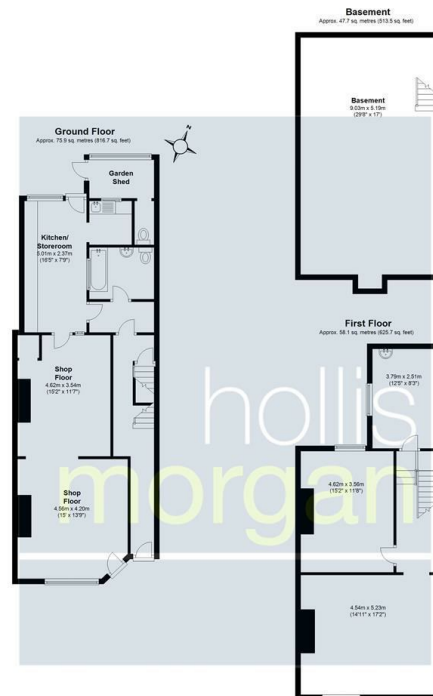
### CONVERSION TO RESIDENTIAL

There may be scope (STP) to convert some or all of the accommodation to residential for resale or investment.

### EPC

For full details of the EPC please refer to the online legal pack.

## Floor plan



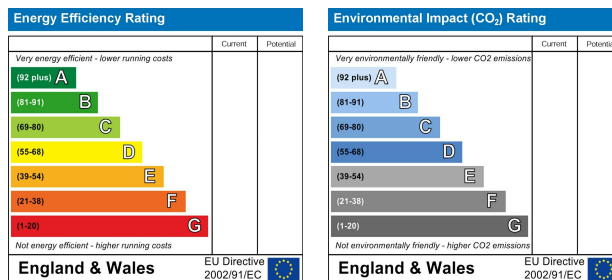
Total area: approx. 181.7 sq. metres (1955.9 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanItGo

11 Station Road, Shirehampton, BRISTOL

## EPC Chart



9 Waterloo Street  
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Bristol  
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**hollis  
morgan**

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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.